

**City of Eau Claire
Plan Commission Minutes
Meeting of October 3, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Larsen, Seymour, Pederson, Radabaugh, Weld
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Genskow, Petrie

The meeting was chaired by Mr. Weld.

1. **REZONING (Z-1585-16) – TC-3 to C-3P, 3912 Melby Street**

Mr. Tufte presented a rezone requested for property located at 3912 Melby Street from TC-3 to C-3P and to adopt the general development plan for a warehouse, storage units and future commercial development. The property previously had extensive outdoor storage on the site. The outdoor storage has been removed and the warehouse building shown on the development plan remains on the site. The comprehensive plan identifies this area as being appropriate for commercial development. The surrounding properties are developed with commercial uses or are vacant. Staff believes this is consistent with the comprehensive plan and compatible with existing development in the area. Final site plan will be required for new development on the land.

Applicant, Mr. Larsen, 3912 Melby Street, was in attendance to address any questions.

Mr. Pederson moved to recommend approval of the rezoning and the general development plan. Seconded by Mr. Radabaugh and motion carried.

2. **REZONING (Z-1379-07 Amd) – Two 20-unit CBRF's, south side of Stonewood Drive, east of Mill Run Road; and**
COMMUNITY BASED RESIDENTIAL FACILITY (CBRF-2-16); and
SITE PLAN (SP-1641) – BeeHive Homes

Mr. Granlund left his seat.

Mr. Tufte presented an amendment to the general development plan for R-3P zoned property located on the south side of Stonewood Drive, east of Mill Run Road for two 20-unit Community Based Residential Facilities. The existing development plan shows a condominium project with the first phase of condos built to the west and the second phase has been approved and is planned to be built. The new proposed development is a senior assisted living and memory care facility is typically compatible with adjacent multi-family development. The applicant is proposing two 20-unit CBRF's within 2,500 feet of one another and needs an exception approved by the City Council. A certified survey map is required for this project creating two lots for the two buildings and a cross access with parking agreement.

Applicant, Nick Semling, 3305 London Road, stated that the condo plat to the west has not been recorded at this time. He noted that the site plan will be revised to address all the needs that are noted in the staff report.

Ms. Mitchell moved to recommend approval to amend the general development plan with conditions noted in the staff report, with the exception of letter E. Ms. Ebert seconded and motion carried.

3. **CONDITIONAL USE PERMIT (CZ-1620) – Residential off-street parking, 204 E. Grand Avenue**

Mr. Granlund returned to his seat.

Mr. Tufte presented a request to approve a conditional use permit to allow the off-street parking requirement for a proposed residential use at 204 E. Grand Avenue to be within 500 feet of the site. The floor plan shows the upper four floors of the building being converted to apartments. There are a total of 20 units shown with 25 bedrooms. The Plan Commission may allow a 10 percent reduction for transit and a 5 percent reduction for bike parking, which is noted as being provided in the basement. The first and second floors of this building are intended to be used for commercial space. The property has a grandfather right for parking use on these floors as an office use. If these floors are converted to a use with a greater parking requirement, the Commission will need to review the changes.

Alex Padrnos with JCAP Real Estate spoke in support of the project and noted they are working on a contact with the city at this time.

Mr. Seymour moved to approve the conditional use permit with the conditions in the staff report. Mr. Radabaugh seconded and the motion carried.

4. **FINAL PLAT (P-2-15) – Hidden Meadow Phase II**

Mr. Tufte presented a request to approve a final plat for Hidden Meadow Phase II located on the southeast corner of Harless Road and Drier Road. The final plat is consistent with the approved preliminary plat. This final plat creates 11 lots for single-family development. The development agreement for this phase of the plat will be a separate item on the Council agenda.

Applicant, Steve Wiggins was in attendance.

Mr. Radabaugh moved to recommend approval of the final plat. Seconded by Mr. Pederson and motion carried.

5. **DISCUSSION/DIRECTION**

A. Restaurants, taverns and others

Mr. Tufte noted that the Commission requested a discussion item concerning the zoning code for restaurants, taverns and other uses where alcohol or food is served. The Water Street Commercial District standards note review criteria for restaurants, taverns and other with no alcohol beverages. This is a unique set of standards adopted by the City in 2010 and only applies to Water Street.

The Commission members held a short discussion about the definitions and directed staff to continue to research other communities.

B. Code Compliance Items
None.

C. Future Agenda Items
None.

D. Additions or Corrections to Minutes
None.

6. **MINUTES**

The minutes of the meeting of September 19, 2016 were approved.

A handwritten signature in black ink, consisting of a large loop followed by a series of smaller loops and a long horizontal stroke extending to the right.

Jamie Radabaugh, Secretary